Development Control
Medway Council
Civic Headquarters
Gun Wharf
Dock Road
CHATHAM
Kent ME4 4TR

Telephone: 01634 331700
Facsimile: 01634 331195
Minicom: 01634 331300
planning.representations@medway.gov.uk
http://www.medway.gov.uk/planning

Medway Council
Serving You

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Medway Valley Leisure Park, Coast To Coast

Address Line 1

Chariot Way

Address Line 2

Strood

Address Line 3

Medway

Town/city

Rochester

Postcode

ME2 2SS

Description of site location must be completed if postcode is not known:

Easting (x)

572416

Northing (y)

167438

Description

Applicant Details

Name/Company

Title

Mr

First name

Cevdet

Surname

Mutlu

Company Name

Medway Valley Dining Ltd

Address

Address line 1

1 Breasley Close

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

SW15 6JL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Peter

Surname

Lee

Company Name

PLTS

Address

Address line 1

1 The Crescent

Address line 2

Address line 3

Town/City

Stourbridge

County

Country

United Kingdom

Postcode

DY9 7LF

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Site Area

What is the measurement of the site area? (numeric characters only).

792.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. View government planning guidance on fire statements or access the fire statement template and guidance.
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or view government planning guidance on determination periods.

Description

Please describe details of the proposed development or works including any change of use

Fully glazed retractable pergola structure covering part of the existing terrace to the rear of the premises, to be used as additional reaturant seating.

Has the work or change of use already started?

◯ Yes
⊘ No

Existing Use

Please describe the current use of the site

Restaurant

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

◯ Yes
⊘ No

Land where contamination is suspected for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Materials

Does the proposed development require any materials to be used externally?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:
Roof

Existing materials and finishes:
None

Proposed materials and finishes:
Fabric canopy on powder-coated aluminium frame

Type:
Windows

Existing materials and finishes:
None

Proposed materials and finishes:
Powder-coated aluminium framed glazing

Type:
Doors

Existing materials and finishes:
None

Proposed materials and finishes:
Powder-coated aluminium framed glazing

Are you supplying additional information on submitted plans, drawings or a design and access statement?

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Are there any new public roads to be provided within the site?

◯ Yes
⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

◯ Yes
⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

◯ Yes
⊘ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

◯ Yes
⊘ No

Trees and Hedges

Are there trees or hedges on the proposed development site?

◯ Yes
⊘ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

◯ Yes
⊘ No

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

◯ Yes
⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

⊘ Yes
◯ No

Will the proposal increase the flood risk elsewhere?

◯ Yes
⊘ No

How will surface water be disposed of?

☐ Sustainable drainage system

☑ Existing water course

☐ Soakaway

☐ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

c) Features of geological conservation importance

◯ Yes, on the development site
◯ Yes, on land adjacent to or near the proposed development
⊘ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

◯ Yes
⊘ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in The Environment Act 2021: "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

Reason biodiversity net gain does not apply:
Development subject to the de minimis exemption (development below the threshold)

What best describes the size of your site?:
Under 25 square metres

Please justify the reason why biodiversity net gain does not apply:
There is no biodiversity within the area of the site to be developed. It is an existing paved area.

Note: Please read the help text for further information why developments may be exempt or not in scope.

Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains sewer
- [ ] Septic tank
- [ ] Package treatment plant
- [ ] Cess pit
- [x] Other
- [ ] Unknown

Other

No sewage will be generated by this development

Are you proposing to connect to the existing drainage system?

- ○ Yes
- ⊘ No
- ○ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ○ Yes
- ⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ○ Yes
- ⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ○ Yes
- ⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

⊘ Yes
◯ No

Please add details of the Use Classes and floorspace.

Use Class:
E(b) - Sale of food and drink for consumption mostly on the premises

Existing gross internal floorspace (square metres) (a):
486

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):
0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):
628

Net additional gross internal floorspace following development (square metres) (d = c - a):
142

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	486	0	628	142

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

◯ Yes
⊘ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

⊘ Yes
◯ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

⊘ **I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or**

◯ **The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.**

*** "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:
***** REDACTED ******

House name:
Cavendish House

Number:
18

Suffix:

Address line 1:
Cavendish Square

Address Line 2:

Town/City:
London

Postcode:
W1G0PJ

Date notice served (DD/MM/YYYY):
28/11/2025

Person Family Name:

Person Role

⊘ The Applicant
◯ The Agent

Title

Mr

First Name

Cevdet

Surname

Mutlu

Declaration Date

03/12/2025

☑ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

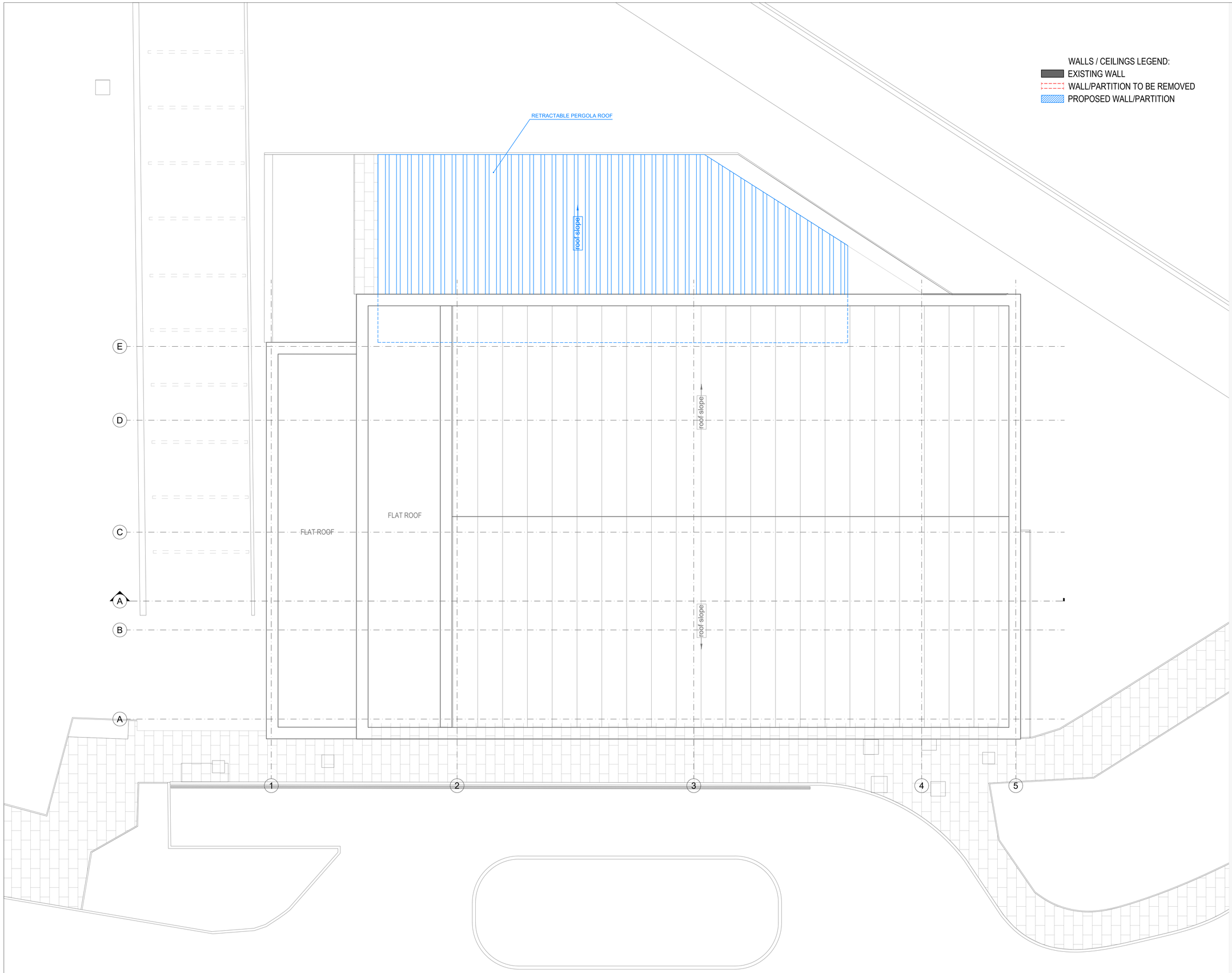
☑ I / We agree to the outlined declaration

Signed

Peter Lee

Date

05/12/2025



info@akart.co.uk

24 Prospect Crescent,
Twickenham,
Middlesex, TW2 7EA

+44 7456159369

AVINA LOUNGE

ME2 2SS

CLIENT: TURKUAZ

PROJECT LOCATION: MEDWAY VALLEY PARK, CHARIOT WAY, ROCHESTER ME2 2SS, UK.

DRAWING NO: 102

SCALE: 1/75

PAPER SIZE: A1

DATE: 11.09.2025

PROPOSED ROOF PLAN

SUBMISSION & REVISION

DATE	DESCRIPTION
TEXT	

GENERAL NOTES

1. DO NOT SCALE FROM DRAWINGS FOR CONSTRUCTION PURPOSES. DRAWING IS FOR DESIGN INTENT ONLY.
2. CONTRACTOR/SUPPLIER/MANUFACTURER IS OBLIGED TO CHECK ALL DIMENSIONS AND QUANTITIES ON SITE BEFORE PRODUCTION. AKART IS NOT RESPONSIBLE FOR CONSTRUCTION.
3. CONTRACTOR/SUPPLIER/MANUFACTURER IS OBLIGED TO REPORT ANY ERRORS, DISCREPANCIES AND OMISSIONS TO DESIGNERS.
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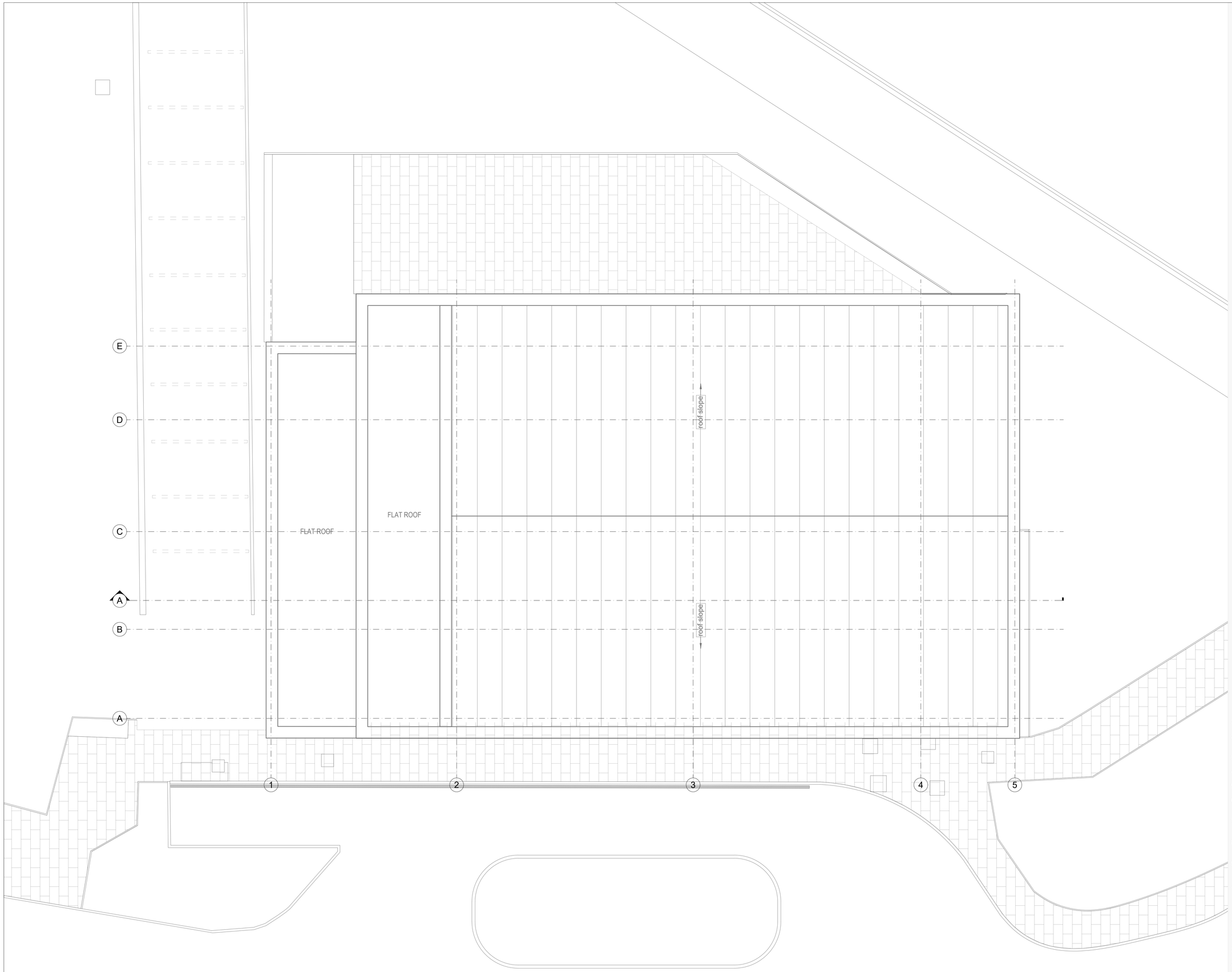

info@akart.co.uk

24 Prospect Crescent,
Twickenham,
Middlesex, TW2 7EA

+44 7456159369

AVINA LOUNGE
ME2 2SS

CLIENT	TURKUAZ
PROJECT LOCATION	MEDWAY VALLEY PARK, CHARIOT WAY, ROCHESTER ME2 2SS, UK.

DRAWING NO	002
SCALE	1/75
PAPER SIZE	A1
DATE	11.09.2025

EXISTING ROOF PLAN

SUBMISSION & REVISION

DATE	DESCRIPTION
TEXT	

GENERAL NOTES

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Decision Notice

MC/25/2371

Serving You

Mr Peter Lee
PLTS
1 The Crescent
Stourbridge
DY9 7LF

Applicant Name:
Mr Cevdet Mutlu

Planning Service
Culture And Community
Regeneration, Culture & Environment
Transformation
Gun Wharf
Dock Road
Chatham
Kent
ME4 4TR
01634 331700
01634 331195
Planning.representations@medway.gov.uk

Town and Country Planning Act 1990

Location: Coast To Coast, Medway Valley Leisure Park, Chariot Way, Rochester, Kent

Proposal: Construction of fully glazed retractable pergola structure covering part of the existing terrace to the rear of the premises, to be used as additional restaurant seating.

Notification of Grant of Planning Permission to Develop Land.

Take Notice that the Medway Council in pursuance of its powers under the above Act HAS GRANTED PERMISSION for the development of land as described above in accordance with your application for planning permission received complete on 5 December 2025.

SUBJECT TO THE CONDITIONS SPECIFIED HEREUNDER:

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Received 5 December 2025:

102 Roof Plan Proposed
104 3D Visuals Proposed
101 Proposed Floor Plan
003 Existing and Proposed Elevations
Site Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3 All materials shall match those set out in the Application form received 5 December 2025.

Reason: To ensure that the appearance of the development is satisfactory and without prejudice to conditions of visual amenity in the locality, in accordance with Policy BNE1 of the Medway Local Plan 2003.

4 The use of the pergola hereby approved shall only be used between the hours of 09:00 to 22:30 Mondays to Sundays inclusive (including Bank Holidays).

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

Your attention is drawn to the following informative(s) :-

1 The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations, To obtain advice on current Building Regulations the applicant should contact the South Thames Gateway Building Control Partnership at Foord Annex, Eastgate House, High Street, Rochester, Kent ME1 1EW

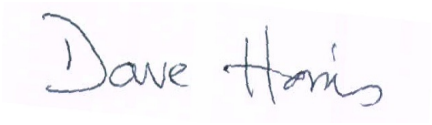
2 In accordance with paragraph 39 of the NPPF Medway Council takes a positive, proactive and creative approach to development proposals focused on solutions. Medway Council works with applicants/agents in a positive, proactive and creative and manner by:

Offering a pre-application advice service;
Updating applicants/agents of any issues that may arise in the processing of their application;
Where possible suggesting solutions; and
Informing applicants/agents of any likely recommendation of refusal prior to a decision.

In this instance the application was acceptable as submitted and no further assistance was required.

3 This decision also takes account of the planning application form, Design and Access Statement, Flood Risk Asessment, Drawing Numbers; 001 and 002 Received 5 December 2025.

4 The Applicants attention is drawn to the information provided Kent Police in their guidance dated 12 December 2025.



David Harris
Chief Planning Officer
Date of Notice 29 January 2026

TOWN & COUNTRY PLANNING (APPEALS) (WRITTEN REPRESENTATIONS) (ENGLAND) (AMENDMENT) (REGULATIONS 2013)

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

- If you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks** from the date of this notice for appeals being decided under the **Commercial Appeals Service** and **6 months** from the date of this notice for all other **minor and major applications.**

- However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
  - **28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
  - **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
- Appeals must be made to the Planning Inspectorate and this can be done electronically via the GOV.UK website: https://www.gov.uk/appeal-planning-decision. If you are unable to appeal online, you can obtain a paper form from the Planning Inspectorate by contacting their Customer Support Team on 0303 444 5000.

Commercial Appeals Service

- This type of appeal proceeds by way of written representations, known as the "Commercial Appeals Service". Third parties will not have the opportunity to make further representations to the Planning Inspectorate on these.

All other Minor and Major Applications

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based on their decision on a direction given by him.

- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notes

- If either the Local Planning Authority or the Secretary of State refuses permission to development land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

PERGOLA – TECHNICAL SPECIFICATIONS

1. Carrier Rail Profile

The system uses a 90 x 150 x 2.2 mm, 3-chamber, double-side channeled rail profile.

For spans longer than 7 meters, a 110 x 150 x 2.2 mm, heavy series, 8-chamber, single-side channeled rail profile is also applied.

The maximum distance between the two carrier rails for each façade is 375 cm.

The carrier profile chambers and side channels are structurally suitable for steel profile reinforcement, tension rods, and tension cable system installation.

The surface of the carrier profiles has no roughness that may cause dust or dirt accumulation.

Silicone seals are installed on the rail edges to prevent lateral water and air ingress.

2. Lighting

The system uses special plastic-cased power LED lighting.

The light output is minimum 360 lumens.

The color temperature is 3000K.

SAMSUNG brand power LEDs are used.

The housing is specially designed to distribute the light comfortably to the sides and surroundings.

3. Connection Plates and Screws

All screws, nuts, and connection plates used in the system are stainless.

The connection plates are galvanized steel.

The system can be painted in any desired color using powder coating or lacquer.

4. Fabric

Imported blackout fabric made of advanced PVC blocks, waterproof and resistant to all weather conditions.

Surface composition: 65% polyester, 33% cotton.

Commonly used in hotels, hospitals, and exhibition halls.

Used to darken and cool the area against sunlight.

Three-dimensional pattern and tight weave.

Long-lasting, blocks sun and rain, prevents odor and moss.

5. Rain Gutter

A 160 x 126 x 2.2 mm front beam rain gutter is used.

Connects the carrier rail and front vertical post.

Transfers water to the vertical profile through a 50 mm diameter hole.

Installed without drilling using bottom channels.

6. Front Vertical and Horizontal Profile

120 x 80 x 2.2 mm aluminum double-channel profiles.

Self-draining system.

Installed using special laser-cut connection plates.

Provides aesthetic appearance and height balance.

7. Drive Motor

CAME brand motor.

Remote controlled via radio frequency.

5-year warranty.

Opens and closes with one button.

11 RPM, IP44 protection class, 868.3 MHz frequency.

Delegated Report

Case Officer: Amy Shardlow
Ref. No: MC/25/2371
Address: Coast To Coast
Medway Valley Leisure Park, Chariot Way, Rochester, Kent, ME2 2SS
Proposal: Construction of fully glazed retractable pergola structure covering part of the existing terrace to the rear of the premises, to be used as additional restaurant seating

Publicity			
Site notice	Y	Publicity Expiry Date	16.01.2026
Press notice	N		
Adj. neighbours	Y		

Relevant History

Ref No.	Description	Decision	Date
MC/13/1515	Retrospective application for the construction of awnings and parasols	Approval with conditions	08.08.2013
MC/13/0436	Demolition of existing 2 storey bar (Class A4) and the erection of a single storey restaurant (Class A3) with associated landscaping.	Approval with conditions	24.04.2013

DESCRIPTION OF SITE
Coast 2 Coast Restaurant is situated within Medway Valley Leisure Park in Strood, Rochester. It was previously reconstructed from when it used to be Mango Joes Bar however it is now one storey in height. It has a large terrace to the rear which overlooks the river.

PROPOSAL
The proposal seeks to construct a fully glazed retractable pergola structure which would cover in part of the existing terrace located to the rear which will provide additional restaurant seating.

POLICY AND OTHER CONSIDERATIONS
The National Planning Policy Framework Paragraphs (NPPF): 116, 131, 135, 135(f)
National Planning Practice Guidance (NPPG): NA
Development Plan Policies: BNE1, BNE2, T1 and T13.
Neighbourhood Plan Policies: NA
Supplementary Planning Documents: NA

LOCAL REPRESENTATIONS

	COMMENTS RECEIVED
Parish/Town Council	0
Residential Objections Number received:	0
Residential Support Number received:	0

Consultation Responses

Kent Police - have been consulted on this application and have recommended additional security measures. *An informative will be added to the decision notice for the applicant's attention.*

APPRAISAL

The Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003 (the Local Plan). The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2024 (NPPF) and are generally considered to conform. Where non-conformity exists, this is addressed in the Planning Appraisal section below.

The Emerging Local Plan has been submitted to the Inspectorate for examination. The policies within this version of the emerging plan have weight in the determination of planning (and associated) applications. However, due to the nature of this proposal, the stage of the emerging Local Plan, the existence of relevant adopted Policies in the Medway Local Plan (2003) and guidance in the NPPF it is considered that the proposal falls to be considered with regard to the adopted policies and guidance in the NPPF.

Principle

The application site is located within the urban boundary as defined by Medway Local Plan Maps however the site itself is unclassified in terms of specific local plan policies, as defined by the Medway Local Plan 2003. So, consideration will turn on the issues of design, impact on amenity and highways safety as discussed below.

Design

The NPPF attaches great importance to the design of the built environment. Paragraphs 131 and 135 of the NPPF emphasises the importance of good design and Policy BNE1 of the Local Plan is a general, criteria-based policy for all development. It seeks appropriate design in relation to the character, appearance and functioning of the built and natural environment.

The proposed structure features a pitched electrically-operated fabric canopy. Supported on a powder-coated aluminium frame which the Design and Access Statement confirms will be colour matched to match the existing building.

Illumination is provided by integral LED downlights set into the fabric support bars, ensuring that the light shines only downwards and internally. There will be full-height glazing to the south and both sides, including double doors to the east and west elevations.

The area proposed is not visible within the streetscene however there is a pedestrian walk way to the rear to which the development would be visible. The development would be located over the existing terrace area and would be within an already hardstanding area and as such the development is considered to be in keeping with the area being a restaurant and associated with a restaurant

Residential Amenity

Paragraph 135(f) of the NPPF asserts that decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users. Local Plan Policy BNE2, sets out that all development should secure the amenities of its future occupants and protect those amenities enjoyed by neighbouring properties. The design of the development should have regard to privacy, daylight and sunlight, noise, vibration, light, heat, smell and airborne emissions and activity levels and traffic generation.

There is no alteration to the existing use and the nearest residential properties are not within close proximity to the site. The surrounding premises are all within similar use classes and

there is a hotel and cinema opposite the site itself as such no issues are raised in regard to noise.

The pergola structure due to the its proposed location would be sited in its majority to the rear which overlooks the river and a small walk way as such there would be no impact to neighbouring premises in terms of daylight or sunlight. As such there would be no impact to amenity and the proposal accords with Policy BNE2 of Medway Local Plan 2003 and Paragraph 135(f) of the NPPF.

Highways and Parking

Policy T1 of the Local Plan relates to the assessment of the highways impact of development and outlines the criteria of when development would be permitted. Paragraph 116 of the NPPF outlines that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Customer access to the restaurant will continue to be via the existing double doors, and the proposed pergola will be predominantly access through the main building. However, additional doors will be provided to allow access to the uncovered terrace. This is considered acceptable. The site would provide additional restaurant seating however the application proposes to utilise the existing parking arrangement and it is considered that there are no significant concerns raised in regard to traffic generation.

The site is served well with public transport as there is a bus stop located directly outside the venue itself and it is considered that the proposed development will continue to use the existing refuse arrangement, which is considered acceptable.

As such the proposed development raises no concerns in regards to pedestrian or highways safety and is in accordance with Policy T1 of Medway local Plan and Paragraph 116 of the NPPF.

Biodiversity Net Gain

The Planning Practice Guidance on BNG confirms that sites where they will not impact on priority habitat or more than 25sqm of on-site habitat are exempt. The proposal does not appear to impact on priority habitat or more than 25sqm of on-site habitat. It would appear that the application is subject to the de minimis exemption being below the 25sqm of existing onsite habitat and so is exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2023.

Ecology

The inter-tidal habitats alongside the Leisure Park's southern boundary are designated as a Site of Nature Conservation Interest. To the north of the Leisure Park lies an Area of Local Landscape Importance. The Application Site lies outside of these areas. No trees within the Leisure Park are subject to a TPO however it is noted that no trees or shrub planting will be affected by the proposed development.

CONCLUSIONS AND REASONS FOR RECOMMENDATION

The proposed retractable pergola structure is considered to have no detrimental impact on the character and appearance of the street scene or the amenities of the adjacent neighbours and is acceptable in highway terms. As a result of the above this application conforms to policies BNE 1, BNE2, T1 and T13 of the Medway Local Plan 2003 and Paragraphs 116, 131, 135, and 135(f) of the NPPF and is recommended for approval.

Location Plan

Site Address: **Coast To Coast, Coast To Coast, Medway Valley Leisure Park, Chariot Way, Strood, Rochester, ME2 2SS**

PlanningPortal

Date Produced: **05-Dec-2025**

Scale: **1:1250 @A4**

Planning Portal Reference: **PP-14538868v1**

0 50

Metres

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WALLS / CEILINGS LEGEND:
EXISTING WALL
WALL/PARTITION TO BE REMOVED
PROPOSED WALL/PARTITION

05 OFFICE 04.50m2
04 COLD-ROOM 05.40m2
03 COLD-ROOM 05.40m2
07 PLANT ROOM 04.80m2
08 STAFF TOILETS 06.70m2
02 KITCHEN 65.40m2
06 STORAGE 01.90m2
10 BIN STORE 23.40m2
09 KEG PRESSURE ROOM 08.40m2
11 ICE ROOM 03.90m2
15 LADIES 11.70m2
14 GENTS 07.00m2
12 HALL 06.70m2
13 DISABLED 03.20m2
Canopy h.1990
RAINWATER DRAIN PIPE
FIRE EXIT
GAS
CONDENSER
BOILER
N
0 1 2 3 4 5 metres

info@akart.co.uk

24 Prospect Crescent,
Twickenham,
Middlesex, TW2 7EA

+44 7456159369

AVINA LOUNGE
ME2 2SS

CLIENT: TURKUAZ
PROJECT LOCATION: MEDWAY VALLEY PARK, CHARIOT WAY, ROCHESTER ME2 2SS, UK.

DRAWING NO: 101
SCALE: 1/75
PAPER SIZE: A1
DATE: 11.09.2025

PROPOSED PLAN

SUBMISSION & REVISION

DATE	DESCRIPTION
TEXT	

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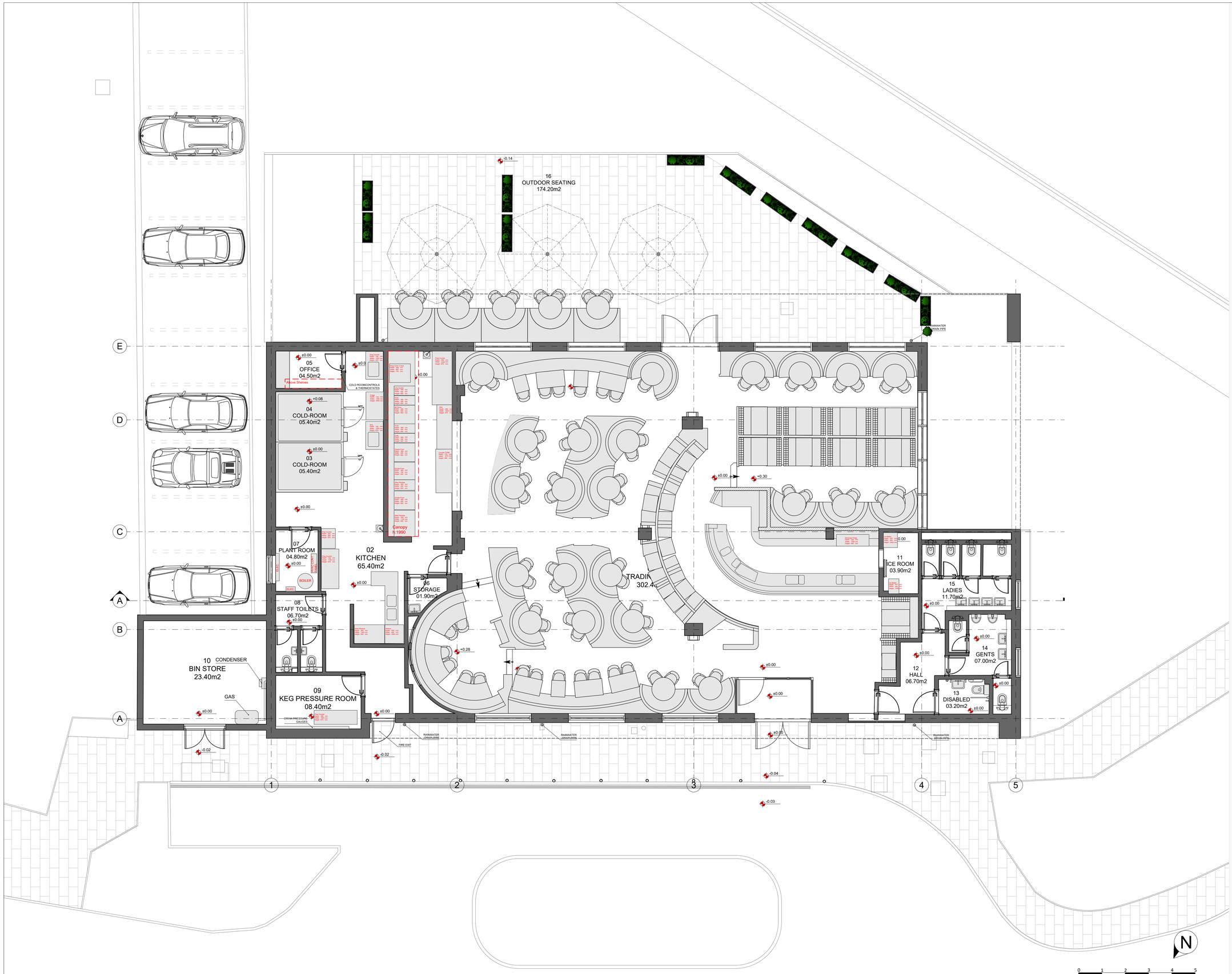

info@akart.co.uk

24 Prospect Crescent,
Twickenham,
Middlesex, TW2 7EA

+44 7456159369

AVINA LOUNGE

ME2 2SS

CLIENT	TURKUAZ
PROJECT LOCATION	MEDWAY VALLEY PARK, CHARIOT WAY, ROCHESTER ME2 2SS, UK.

DRAWING NO	001
SCALE	1/75
PAPER SIZE	A1
DATE	11.09.2025

EXISTING PLAN

SUBMISSION & REVISION

DATE	DESCRIPTION
TEXT	

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Flood Risk Assessment

Avina Lounge, Unit 6 Medway Valley Leisure Park, Chariot Way, Rochester ME2 2SS

The Site

The restaurant plot extends to around 792sqm, on the south side of Chariot Way, within the well-established Medway Valley Leisure Park. It lies on the north bank of the River Medway. The ground is essentially level across the site, and is approximately 7m above sea level.

The Proposal

It is proposed to erect a new retractable pergola outdoor room to provide additional customer seating room on the ground floor to the rear of the existing restaurant. Having no internal plumbing, the structure will not increase the flood risk on the site or elsewhere.

All materials to be employed in the construction are inherently resistant to flood damage, i.e. primarily aluminium and glass, with some plastics & rubber. All electrical installations are at least 2.2 metres above ground level.

Flood Risk Sources

The following information is sourced from the Environment Agency website.

The majority of the site is within NPPF Flood Zone 1.

Rivers and the sea.

Current Environment Agency mapping describes this risk as “very low”.
Yearly chance of flooding - Very low
Yearly chance of flooding between 2036 and 2069 - Very low

Surface water.

Current Environment Agency mapping describes this risk as “very low”.
Yearly chance of flooding - Very low
Yearly chance of flooding between 2040 and 2060 - Very low

The Land. The natural tendency of the land here, including that of the site, is gently contoured towards the river. Run-off is not expected to cause a major concern in this instance.

Groundwater. This location is outside of a groundwater flood alert area and therefore levels in this area are not monitored. Under conditions which would result in artesian activity, storm surge conditions will be the crucial factor. Any tendency in this direction, however, is likely to be insignificant due to the elevation of the building.

Sewers. A sewerage infrastructure exists under the main highway. The sewers do not appear to represent a threat.

Flooding from Canals, reservoirs etc. Unlikely in this area.

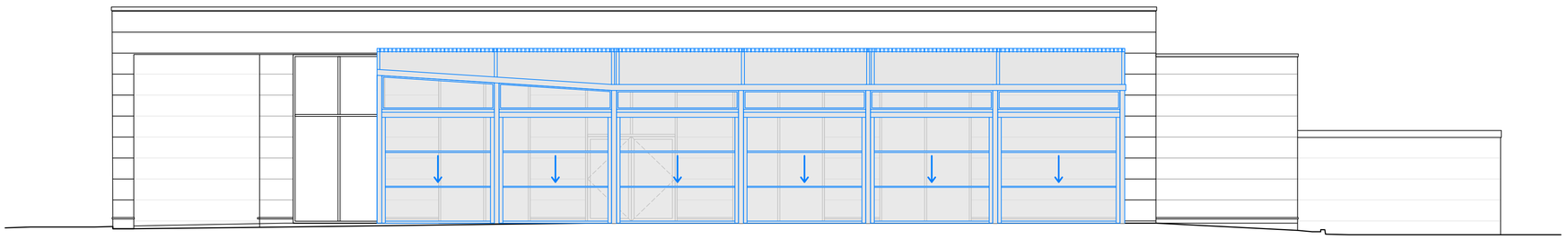
Conclusion

The proposed structure will have a relatively modest footprint, running to 22sqm. There will be no internal plumbing. Rainwater that currently falls on the existing paving will instead fall on the canopy and will be directed via integral drainage to the terrace level, and will thence discharge as per the current situation. Therefore roof water and surface water volumes will be unaffected by the proposed development, and will have no impact on the risk of flooding.

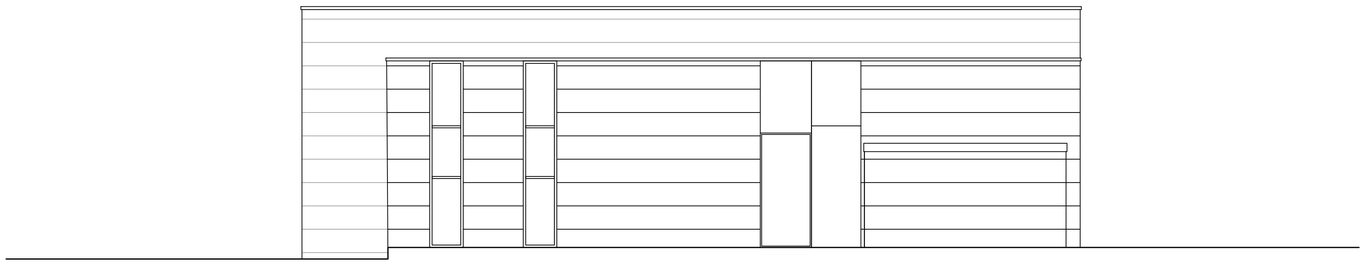
The development does not create or increase a flood risk to other, adjacent property.

WALLS / CEILINGS LEGEND:
EXISTING WALL
WALL/PARTITION TO BE REMOVED
PROPOSED WALL/PARTITION

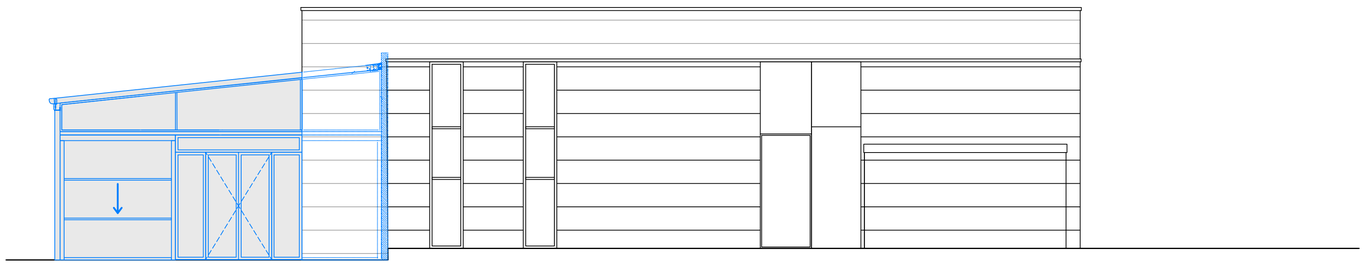
EXISTING REAR ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

0 1 2 3 4 5
metres

info@akart.co.uk

24 Prospect Crescent,
Twickenham,
Middlesex, TW2 7EA

+44 7456159369

AVINA LOUNGE
ME2 2SS

CLIENT: TURKUAZ
PROJECT LOCATION: MEDWAY VALLEY PARK, CHARIOT WAY, ROCHESTER ME2 2SS, UK.

DRAWING NO: 003
SCALE: 1/75
PAPER SIZE: A1
DATE: 11.09.2025

EXISTING & PROPOSED FACADE

SUBMISSION & REVISION

DATE	DESCRIPTION
TEXT	

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Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.
There is a legacy version of the form for use in Wales: Download the legacy version of this form

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:
https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See Planning Practice Guidance for CIL for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions).
Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Cevdet Mutlu

Planning Portal Reference (if applicable): PP-14538868

Local authority planning application number (if allocated):

Site Address:

Avina Lounge
Unit 6 Medway Valley Leisure Park
Chariot Way,
Rochester
ME2 2SS

Description of development:

Fully glazed retractable pergola structure covering part of the existing terrace to the rear of the premises, to be used as additional reaturant seating.

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes
If 'Yes', please complete the rest of this question ☐

No
If 'No', you can skip to **Question 3** ☐

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐ No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes
If 'Yes', please complete the rest of this question ☐

No
If 'No', you can skip to **Question 4** ☐

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☒ No ☐

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐ No ☒

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☒

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☒

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
  A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, AND any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☒

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

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- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☒

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
  A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
  The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☐ No ☒

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☒ No ☐

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv)Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential	486	0	142	142
Grand total	486	0	142	142

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings: 1

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1	Restaurant	486	Restaurant	0	Yes ☒	No ☐	Date: or Still in use: ☑
2					Yes ☐	No ☐	Date: or Still in use: ☐
3					Yes ☐	No ☐	Date: or Still in use: ☐
4					Yes ☐	No ☐	Date: or Still in use: ☐
	Total floorspace	486		0			

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period**?

Yes ☐ No ☒

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☐

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Peter Lee

Date (DD/MM/YYYY). Date cannot be pre-application:

05/12/2025

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:

Design and Access Statement

Avina Lounge
Unit 6 Medway Valley Leisure Park, Chariot Way, Rochester ME2 2SS

Proposal

The proposal is to erect a pergola structure to cover part of the paved seating area to the rear of the restaurant. The existing giant umbrellas will be removed.

Location

The premises are located on the south side of Chariot Way, within the well-established Medway Valley Leisure Park. It lies on the north bank of the River Medway in Strood.

The architecture of the Park has a late 1990s aesthetic, wholly commercial in nature. The Avina Lounge (formerly Coast to Coast restaurant) has a more contemporary feel, with its steel framed construction combining a flat roofed form with grey metal cladding. Mature planting around the site creates an amenable and relaxing environment.

Ecology

The Medway Estuary forms an important ecological unit in this part of North Kent. The inter-tidal habitats alongside the Leisure Park's southern boundary are designated as a Site of Nature Conservation Interest. To the north of the Leisure Park lies an Area of Local Landscape Importance. The Application Site lies outwith these areas. No trees within the Leisure Park are subject to a TPO. No trees or shrub planting will be affected by the proposed development.

Design

The proposed structure features a pitched electrically-operated fabric canopy. Supported on a powder-coated aluminium frame which will be colour matched to complement the existing building, the fabric retracts in a concertina fashion. Illumination is provided by integral LED downlights set into the fabric support bars, ensuring that the light shines only downwards and internally.

There will be full-height glazing to the south and both sides, including double doors to the east and west elevations.

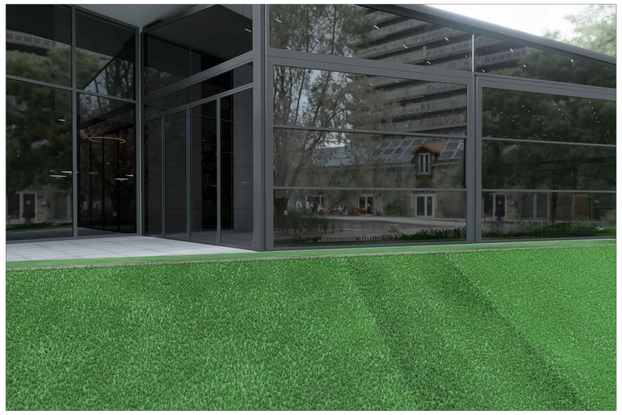
Access

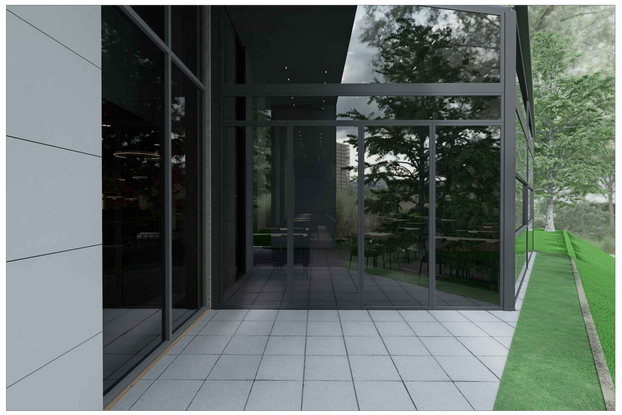
Medway Valley Leisure Park is Medway Valley Leisure Park is a well-established family leisure destination whose tenants currently include a cinema, several restaurants and a hotel. Situated near to Junction 2 of the M2, it thus benefits from excellent road communications, and has extensive car parking around the site.

The park is well served by bus routes which link the Leisure Park with Strood and Rochester National Rail Stations. Rail links to London's Victoria, Charing Cross, Blackfriars and Waterloo are regular.

There are wide and inclusive pedestrian paths within the main site leading to all the venues. Customer access to the restaurant will continue to be via the existing double doors in the front (north) elevation. The proposed pergola will be predominantly accessed through the main building, though additional doors will allow access to the uncovered terrace.

EXISTING





PROPOSED

0 1 2 3 4 5
metres

info@akart.co.uk

24 Prospect Crescent,
Twickenham,
Middlesex, TW2 7EA

+44 7456159369

AVINA LOUNGE

ME2 2SS

CLIENT: TURKUAZ

PROJECT LOCATION: MEDWAY VALLEY PARK, CHARIOT WAY, ROCHESTER ME2 2SS, UK.

DRAWING NO: 104

SCALE: 1/75

PAPER SIZE: A1

DATE: 11.09.2025

3D VISIONS

SUBMISSION & REVISION

DATE	DESCRIPTION
TEXT	

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